

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Town Planning – Nellore Municipal Corporation – Change of land use from Public and Semi-public use to Residential Use in Sy.No.137, 138, 140, 141, 142, 143, 159 to 165, 186 to 198 of Kondayapalem (V), Nellore to an extent of Ac.49.10 cents of Nellore Municipal Corporation - Draft Variation – Confirmed – Orders - Issued

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.Ms.No.425

Dated: 14/11/2012.

Read the following:-

- 1) GO. Ms. No.11 MA, dated.07.01.2011.
- 2) From the Director of Town and Country Planning, Hyderabad Letter Roc.No.10719/2011/G, dt.21.11.2011.
- 3) From the DTCP Lr.Roc.No.10719/2011/G, dated 26.04.2012.
- 4) Govt. Memo.No.29353/H1/2011-4, dated 01.05.2012.
- 5) From the Commissioner of Printing, A.P. Extraordinary Gazette No.253, Part-I, dated 03.05.2012.
- 6) From the DTCP Lr.Rc.No.10719/2011/G, dated.10.10.2012.

* * *

ORDER:-

The draft variation to the Nellore General Town Planning Scheme to the Master Plan which was sanctioned in G.O.Ms.No.11 MA., dated: 07.01.2011 was issued in Government Memo. No.29353/H1/2011-4, Municipal Administration & Urban Development Department, dated 01.05.2012 and published in the Extraordinary issue of A.P. Gazette No. 253, Part-I, dated: 03-05-2012. No objections and suggestions have been received from the public within the stipulated period. The Director of Town & Country Planning, Hyderabad in his letter dated:10.10.2012 has stated that the Commissioner, Nellore Municipal Corporation has informed that the applicant has paid an amount of Rs.59,63,190/-(Rupees Fifty Nine lakhs Sixty Three thousand One hundred and Ninety only) towards Development/ Conversion charges as per G.O.Ms.No.158 MA.,dated:22-03-1996 and also handed over the road affected portion under widening in respect of 100' road through registered gift deed and also informed that there is no Government land in the proposed site. Hence, the draft variations are confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

B. SAM BOB,
PRINCIPAL SECRETARY TO GOVERNMENT (UD)

To

The Commissioner of Printing, Stationery and Stores Purchase, Hyderabad.

The Director of Town and Country Planning, Hyderabad.

The Regional Deputy Director of Town Planning, Guntur.

The Commissioner, Nellore Municipal Corporation, Nellore.

Copy to:

The individual through Commr., Nellore Municipal Corporation, Nellore.

The District Collector, Nellore District.

SF/SC.

//FORWARDED:BY:ORDER//

SECTION OFFICER

APPENDIX
NOTIFICATION

In exercise of the powers conferred by clause (a) of Sub- Section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920, the

Government of Andhra Pradesh hereby makes the following variation to the Master Plan of Nellore Town, the same having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No.253, Part-I, dated: 03-05-2012 as required by clause (b) of the said section.

VARIATION

The site in Sy.No.137, 138, 140, 141, 142, 143, 159 to 165, 186 to 198 of Kondayapalem (V), Nellore to an extent of Ac.49.10 cents, the boundaries of which are as shown in the schedule below and which is earmarked for Public and Semi Public use in the General Town Planning Scheme (Master Plan) of Nellore sanctioned in G.O.Ms.No.11 MA., Dt.7.1.2011, is now designated for Residential use by variation of Change of Land Use as marked (A) in the revised part proposed land use Map bearing GTP.No.4/2012/G available in Municipal Corporation Office Nellore, as the site is abutting NH-5 and as per the NOC issued by Irrigation Department **subject to the following conditions:**

1. The applicant shall handover the site affected in proposed 80'-0" wide M.P. road at free of cost through registered gift deed to Municipal Corporation.
2. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
3. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
4. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
5. The change of land use shall not be used as the proof of any title of the land.
6. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
7. The applicant shall not take up any development activity without prior approval of the Competent Authority.
8. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North : Sy.No.159/P, 143-1,136(East and North corner) of Kondayapalem.

East : Sy.No.143-1,144 of kondayapalem, 99 of Surveyepalli Canal.

South : Sy.No.171 Part (starting North-West side), 198 of Donka large Part, V.No.25 of kanaparshipadu Village.

West : National Highway-5 (4/6 Lane Road) Part, Sy.No.165-1, 166,167,169,170,171 Part, 185 Part, 186-1 Part,186-2 Pat 186-3 Part, 187-A2 part, 187-B2 Part, 198 of Donka Part (South – West corner)

**B. SAM BOB,
PRINCIPAL SECRETARY TO GOVERNMENT (UD)**

SECTION OFFICER